



# Capital 45

by





# Splendid

No matter where you go...

It matters where you live!

# Sky-high

# Myriad

# Palatial

Escape to a dream home that exemplifies opulence, work of art, architecture and breathtaking designs. Apart from top-notch amenities this home gives a unique aerial view of the city that will leave you in awe.



# The Skyscraper

Where opulence meets style...  
Unlock the riches of luxurious living  
at CAPITAL 45!

With its enviable architecture and striking presence over a bustling urban landscape, CAPITAL 45 promotes a warm and welcoming experience strategically paired with the advantages of proximity to conveniences, purposed to complement any modern lifestyle.







# Resplendent Features

A landmark luxury that is synonymous to superior quality, detail and perfection in every feature.

45

Floors

90

Homes

2

Towers

3

Personal Elevators  
for each tower

5

Bedrooms

12 ft.

Floor to ceiling height

10999 sft.

Apartment Area

171 mtrs.

Above-ground Infinity Pool

1

Apartment per floor

G+1

Lavish Clubhouse



# Landscape Layout



- A. Project signage
- B. Main gate
- C. Water feature
- D. Step planters
- E. Ventilation shafts  
(with feature wall treatment)
- F. Grand drop off
- G. Peaceful roundabout
- H. Ramp access to underground parking
- I. Service, loading & driver waiting area
- J. Extended space
- K. Swimming pool
- L. Cabana Terrace
- M. Hidden playground
- N. Electric transformer
- O. Double private gate





The Entrance

# Monochrome Elegance

Luxury is in each detail...

Discover most desirable ultra-luxury in every spec!

Thoughtfully positioned in the middle of the IT nucleus of the city, CAPITAL 45 proudly stands tall emerging significantly amidst Hyderabad's soaring skyline. The architectural marvel is nestled in a vibrant gated community, surrounded by stunning features and exceptional amenities. An epitome of family-oriented living, this magnificent neighbourhood takes pride of place, which is meticulously designed for those who value the importance of an active and balanced lifestyle.





Driveway

# Driving into grandeur!

A perfect blend of timeless & contemporary design, begins at the swanky driveway.

# Hop, skip & jump!

A space where innocent giggles & laughter of your child is nurtured!



Kids' Play Area



# Take the plunge!

Our pool space on the ground floor pumps up life in your tiresome day.



Swimming Pool



# Relax by the pool!

If you're looking forward to relax after a dip, then head to this dedicated pool deck and just laze on the cabanas.

Pool Deck



# Clubhouse

The Clubhouse at CAPITAL 45  
is the ideal getaway for you, every day.



## GROUND FLOOR

- Lobby Reception
- Badminton Court
- Squash Court
- Restaurant
- Multi-purpose Hall
- Board Room
- Senior Citizen Lounge
- Spa







Corridor to  
conveniences!

Step into the corridor that leads to  
the abundance of the expansive Clubhouse.





Reception

# Craftsmanship at the entrance!

Where extravaganza is a lifestyle!

Unwind at a world-class Clubhouse that gives you a feeling of retreat every time you step in. Experience a host of recreational amenities that are planned in a massive area. The Clubhouse at CAPITAL 45 is the ideal getaway for you, every day. So step in and enjoy the trip to renew!



# Smash it out!

Smash out and get applauded for acing the sport. Get the active life on track!



Badminton Court



# Let's squash it!

Discover the new love for Squash as a game at the super smooth Squash court.

Squash Court



# Gastronomic Breaks

Make weekend luncheon plans or cozily coupe in a corner of the restaurant and indulge with yourself.



Restaurant



# Grand Get-together

Living at CAPITAL 45 is an eternal event, but when it comes to hosting one, you could choose the plush banquet hall at the premises.

Multi-purpose Hall



The first floor of the Clubhouse at CAPITAL 45 boasts of recreational activities that are designed for perfect rejuvenation, every day.



- Indoor Games
- Billiards Room
- Gym
- Yoga
- Guest Rooms
- Conference Room
- Library



# Play for the pockets!

Experience a world class game of Billiards at the plush room dedicated for the game.



Billiards Room



## Recreational Pursuit

With indoor recreational activities, you can embrace the joyride called life!

Indoor Games



# A blissful intervention!

The yoga space here will help you calm your senses and lead a healthy life.



Yoga Space



# Get fit & shape up!

Step into a fully-equipped top-notch Gymnasium and get fit.

Gym

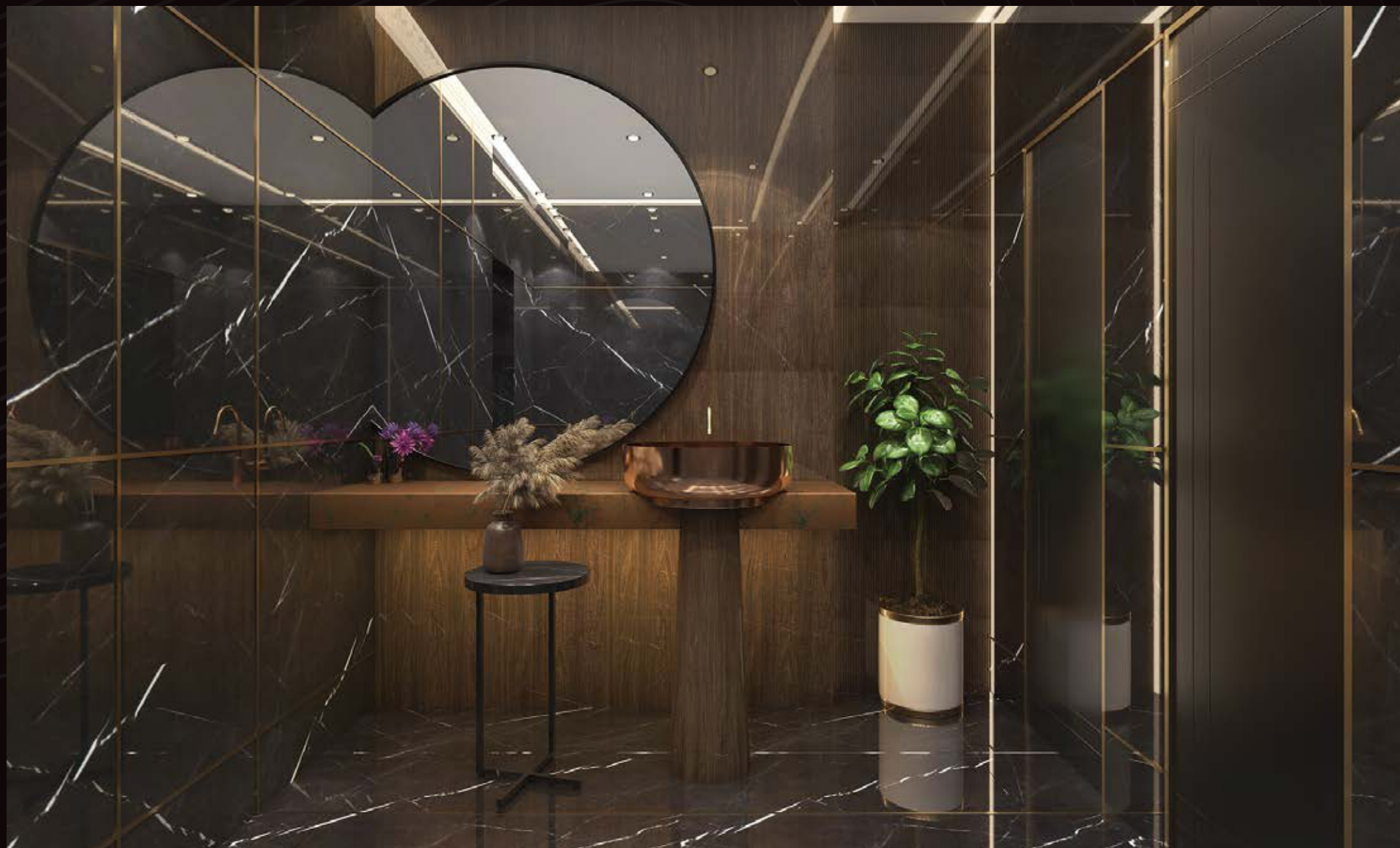


# For friends & family!

Make your guests feel at home with exclusive & plush guest rooms made available at the Clubhouse premises.



Guest Room



# Bathe in finesse!

Embellished with branded fittings and sanitary ware, the washroom gets converted into a showcase of fashion and style.

Washroom



Experience  
the world of  
unparalleled  
grandeur!







Corridor

Walk down the  
palatial aisle!

When the abode makes promises of a paradise, the passageway that leads to this piece of heaven, has to be dreamy!





10999 Sft

TOWER-A



TOWER-B

10999 Sft





Spaciousness  
is the new luxury!

12 ft. Floor to ceiling height

Home Automation

Modular Kitchen

Marble Flooring

CP Sanitary Ware





Bedroom

# Touch life with plush comfort!

Get transported into a world of luxurious comfort and experience everything you desire, turn into an indulgence!



Home Office





Dining Area

# Lavish Abode

High above the chaos and din of the city,  
savor a life of incomparable measures,  
cocooned in comfort!



Balcony





# Rooftop Rejuvenation

Perched at the height of 171 mts, amidst the sky and stars, enjoy a glorious time at the rooftop terrace garden. This space promises an impressionable experience for the 90 families living at CAPITAL 45.





Infinity Pool

# Scintillating infinity pool

Overlooking the city skyline and taking a lap in the infinity pool at the height of 171 mts. is a different feeling altogether.







Terrace Garden

Enthralling terrace  
gardenia!

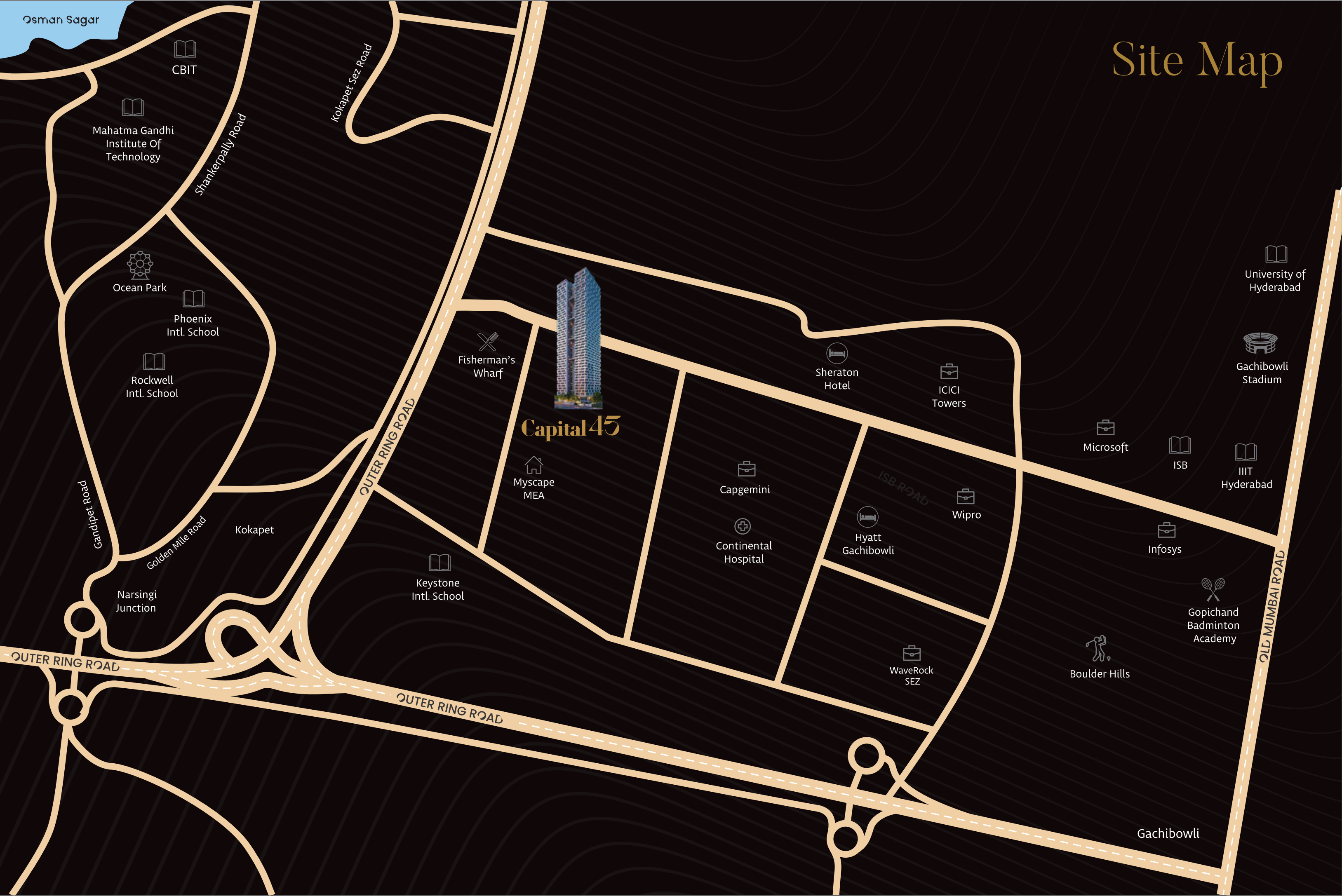
Experience a lovely time with your favourite  
people at the spacious terrace garden that sets  
the mood right for a jamboree!



Bring closure to a beautiful day with hopes of living a blessed life of this echelon, over and over again! It's time to retreat into your private space, crafted to match the tones of excellence and exclusivity, only at CAPITAL 45.







# Proximity

## EDUCATION INSTITUTIONS

- ISB - 4 min
- Keystone International School - 5 min
- The Shri Ram Universal School - 7 min
- The Gaudium School - 9 min
- The Future Kid's School - 10 min
- Oakridge International School - 10 min

## HOSPITALS

- Continental Hospitals - 7 min
- Care Hospitals - 12 min
- AIG - 14 min
- KIMS - 15 min

## IT HUB & CORPORATE OFFICES

- ICICI - 7 min
- Amazon - 7 min
- Capgemini - 8 min
- Microsoft - 9 min
- Wipro - 10 min
- Infosys - 12 min

## SPORTS & RECREATION

- Boulder Hills Golf Course - 10 min
- Pullela Gopichand Badminton Academy - 10 min

## HOTELS & RESTAURANTS

- The Fisherman's Wharf - 3 min
- Sheraton Hotel - 5 min
- HYATT Gachibowli - 5 min
- Ellaa Hotels - 15 min
- The Glass Onion - 15 min

## ACCESS / CONNECTIVITY

- ORR - 2 min
- RGI Airport - 20 min



# Specifications



## Foundation & Structural Frame

RCC foundation & RCC framed structure.



## Superstructure

RCC “Shear Wall Structure System” designed to withstand wind and seismic loads as per relevant IS codes.



## Plastering Internal

**Internal Walls:** Gypsum plastering to smooth finish for internal walls.



## Joinery Works

**Main Door:** Factory made solid teakwood frame, solid core shutter with teak veneer on both sides, finished with PU coat. Designer hardware with smart lock.

**Internal Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on both sides with PU coat. Designer hardware.

**Toilet Doors:** Factory made solid / engineered wood frame, solid core shutter with teak veneer on one side finished with PU coat and PU paint finish / inside laminate finish.

**Utility Door:** Factory made aluminium doors with premium hardware as per design.

**Sliding Doors:** Aluminium double-glazed sliding doors with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Windows:** Aluminium double-glazed sliding windows with performance glass as per relevant IS code with premium hardware and provision for mosquito mesh track.

**Ventilators:** Aluminium glazed ventilators with premium hardware and integrated with insect frames.

**Maid Room / Toilet Door:** Factory made flush doors.



## Painting

**External:** Textured / smooth finish & two coats of exterior emulsion paint with architectural features.

**Internal:** Smooth gypsum finish with skim coat + acrylic primer + 2 coats of luxury acrylic emulsion paint of low VOC.

**Ceiling** gypsum boxing to cover services as per design. Single coat putty + 2 coats of luxury acrylic emulsion of low VOC.



## Flooring

### ROOMS

**Formal Living, Family Living, Dining, Pooja Room, Multi Purpose Hall and Home Office:** Imported Marble Flooring/Skirting as per Design.

**Master Bedroom:** Engineered wooden flooring / skirting as per design.

**Other Bedrooms:** Imported marble flooring as per design.

**Powder Room:** Imported marble flooring as per design intent.

**Dry Kitchen:** Imported marble flooring as per design.

**Wet Kitchen & Store:** Vitrified tile flooring as per design.

**Utility:** Matte finish full body vitrified tiles.

**Balcony / Sit-outs, Part area:** Vitrified tiles in wooden matte finish as per design.

### TOILETS

**Master Bedroom Toilet & Closets:** Imported marble flooring as per design.

**Other Bedroom Toilets & Closets:** Imported marble flooring as per design.

**CORRIDORS:** GVT (vitrified tiles)

**ARRIVAL / LIFT LOBBY:** Imported marble flooring as per design.

**STAIRCASE:** Tandoor / Kota stone flooring.



## Wall Cladding

**Master Bedroom Toilet:** Imported marble cladding as per design.

**Other Bedroom Toilets:** Imported marble cladding on one wall and premium large format tiles on remaining sides as per design.

**Utility:** Wall cladding up to 3’ height with glazed vitrified tiles.

**Lift Lobby:** Granite / marble cladding as per design.



## Hand Railing

**Balcony:** Glass railing as per the design Intent.



## Kitchen / Utility

**Water Connections:** Separate municipal tap (Manjeera or any other water provided by GHMC along with bore well water). Provision for fixing of water RO system.

**Exhausts:** Provision for chimney.

**Utility / Wash:** Washing machine / dishwasher provision in utility area.



## Modular Kitchen

Modular kitchen for dry kitchen.

**Makes:** Veneta Cucine / Euromobiliis / Boffior or equivalent.



## Toilets

### MASTER BEDROOM

Bathtub in master bedroom toilet

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter integrated thermostatic with body jets and rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Smart intelligent wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.

### OTHER TOILETS & POWDER ROOM

**Bath & Shower:** Shower cubicle with openable / sliding doors.

**CP:** Fixtures shall be high-capacity diverter with integrated thermostatic rain panel from Maier, Gessi, Fantini or equivalent.

**Sanitary:** Wall hung WC integrated with tornado flush, rimless bowl and cefiontect technology.



## Internet / Cable TV / Telecom

Provision of internet / television / intercom



## Lifts

High-speed automatic passenger lifts with a rescue device with V3F for energy efficiency & one service lift (make – Toshiba / Mitsubishi / Hitachi or equivalent).



## Water Supply System / Sewage Treatment Plant

**WTP:** Treated water will be made available through exclusive water softening for domestic purposes in all units with water metres.

**STP:** A sewage treatment plant of adequate capacity as per norms will be provided inside the project. Treated sewage water will be used for landscaping & flushing.

**Municipal Water:** Municipal water points will be provided to all units with water metres.





### Generator Power Back Up

100% DG set back up prepaid energy metres for DG power & EB power billing system.



### Security / BMS

Sophisticated round-the-clock security system.

Surveillance cameras at the main security / entrance of each block, clubhouse & open areas as per design.

Dual source prepaid energy metre for DG power and EB power billing system.

BMS for electrical, gas & water consumption with prepaid metres will be provided (centralised billing).



### Parking Management

Entire parking is well designed to suit the number of car parks required. Parking signage and equipment will be provided at required places to improve driving comfort.

Dedicated space for car washing will be provided.

Dedicated 4-car parking space will be provided including provision for 1 EV charging point as per design intent and applicable norms.



### Fire & Safety

Fire hydrant & fire sprinkler system in all the flats, corridors & all basements.

Fire alarms & public addressing systems will be provided.



### LPG

Pipeline gas / PNG supply to all individual apartments with pre-paid gas metres will be provided.



### Electrical

Cables concealed copper wiring of Havells / Polycab / RR cable or equivalent.

Modular switches for other service make Schneider / Legrand or equivalent.

LED light fixtures for all common areas & landscape area lighting.

3-phase supply for each unit and prepaid energy metres.



### Home Automation

Wired smart-home automation with wired smart assistant to help with lighting control, AC control, curtain motors and light dimmer will be provided to all units (make - Hager, Moorgen, Lutron or equivalent).

Smart intelligent video door phones will be provided (make - Yale, Samsung or equivalent).

Smart curtain motors will be provided.



### Heat Pump Provision

Provisions for hot water and return supply will be provided to all the units.

## Project Consultants

Principal Architect



Structural Consultant



Landscaping Consultant



MEP Consultant





# Capital 45

by



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